



State of Tennessee
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Tennessee Board of Architectural and Engineering Examiners
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TOWNHOUSES

The Board interprets Public Chapter 307 of the Acts of 1989 (which amends T.C.A., Section 62-2-102 where it refers to exemptions for single-family dwellings) to include what is termed as townhouses as defined by and with the requirements of the Standard Building Code.

NOTE: Home builders want to be able to build townhouses as defined in the Standard Building Code residences which are built attached but which have a zero lot line (a lot line goes right through the common wall between the two). The wall has to be designed with at least a two-hour, and in some cases a four-hour, fire rating.

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